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Sec. Twp. Range

**ZONING HEARING APPLICATION
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING**

RECEIVED
209-075
MAY 19 2009

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY: AB

LIST ALL FOLIO #S: 30-5019-001-7831, 30-5019-001-7832, 30-5019-001-7835, 30-5019-014-0220, 30-5019-014-0230 Date Received

1. **NAME OF APPLICANT** (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

SBC Community Development Corporation of Richmond Heights Inc. (SBC CDC INC.) and
Second Baptist Church of Richmond Heights (SBC)

2. **APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:**

Mailing Address: 11111 Pinkston Drive

City: Miami State: Fl. Zip: 33176 Phone#: 305-232-0499

3. **OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:**

Owner's Name (Provide name of ALL owners): SBC CDC INC. and SBC

Mailing Address: 11111 Pinkston Drive

City: Miami State: FL Zip: 33176 Phone#: 305-232-0499

4. **CONTACT PERSON'S INFORMATION:**

Second Baptist Church

Name: Mark Valentine Company: of Richmond Heights

Mailing Address: 11111 Pinkston Drive

City: Miami State: FL Zip: 33176

Phone# 305-232-0499 x113 Fax# 305-254-7804 E-mail: sbc_cdc@yahoo.com

5. **LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION**

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on diskette or compact disc in Microsoft Word or compatible software.)

SEE ATTACHMENT "A"

6. **ADDRESS OR LOCATION OF PROPERTY** (For location, use description such as NE corner of, etc.)

11001, 11010, 11111 Pinkston Drive and Lots 57 and 58 located on SW 142nd lane,
the NE corner of and adjacent to Folio #30-5019-001-7831

7. SIZE OF PROPERTY 677.96 ft x 963.65 ft (in acres): 9.26 acres
(divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property ☒ acquired ☐ leased: SEE ATTACHMENT "B" (month & year)

9. Lease term: N/A years

10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)?

no ☐ yes ☒ If yes, provide complete legal description of said contiguous property.

11. Is there an option to purchase ☐ or lease ☐ the subject property or property contiguous thereto?
no ☒ yes ☐ (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

RU-1 (With special exceptions as per Resolution

12. PRESENT ZONING CLASSIFICATION: No. 4-ZAB-196-85)

13. APPLICATION REQUESTS (Check all that apply and describe nature of the request in space provided)

☐ District Boundary (zone) Changes [Zone(s) requested]: _____

(Provide a separate legal description for each zone requested)

☐ Unusual Use: _____

☐ Use Variance: _____

☐ Non-Use Variance: _____

☐ Alternative Site Development: Option: _____

☐ Special Exception: _____

☐ Modification of Previous Resolution/Plan: _____

☐ Modification of Declaration or Covenant: _____

14. Has a public hearing been held on this property within the last year & a half? no ☒ yes ☐.
If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

15. Is this application a result of a violation notice? no ☒ yes ☐. If yes, give name to whom the
violation notice was served: _____ and describe the violation:

16. Describe structures on the property: SEE ATTACHMENT "C"

17. Is there any existing use on the property? no ☐ yes ☒. If yes, what use and when established?

Use: Church Year: 1950

18. Do you require a translator for the actual hearing? Yes ☐ No ☒

If yes: Spanish ☐ Haitian Creole ☐

Other (Please specify which language) _____

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY AB



JUDSON ARCHITECTURE INC
ARCHITECTS • PLANNERS • INTERIOR DESIGN

Zoning Hearing Application #Z09-75
for
Second Baptist Church of Richmond Heights
and
SBC Community Development Corporation of Richmond Heights

Attachment "A"
Legal Description
(Revised 06/03/09)



Parcel 1:

West 310 feet of Tract 59 of RICHMOND HEIGHTS, according to the plat thereof recorded in Plat Book 50 at Page 19 of the Public Records of Miami-Dade County, Florida.

LESS:

The North 410 feet of the South 575 feet of the West 175 feet of Tract 59 of RICHMOND HEIGHTS, according to the Plat thereof recorded in plat Book 50 at Page 19 of the Public Records of Miami-Dade County, Florida.

Containing 138,766 Square Feet or 3.19 Acres more or less by calculations.

Folio: 3050190017835

AND

Parcel 2:

The South 350 feet of the West 250 feet of the East 350 feet of Block 59, of RICHMOND HEIGHTS, according to the Plat thereof, as recorded in Plat Book 50, at Page 19 of the Public Records of Miami-Dade County, Florida.

Containing 87,531 Square feet or 2.01 Acres more or less by calculations.

Folio: 3050190017832

AND

Parcel 3:

Block 59 less the South 350 feet of the West 250 feet of the East 350 feet thereof, of RICHMOND HEIGHTS, according to the Plat thereof, as recorded in Plat Book 50, at Page 19 of the Public Records of Miami-Dade County, Florida.

Containing 153,276 Square feet or 3.52 Acres more or less by calculations.

Folio: 3050190017831

AND

Parcel 4:

Lot 57, of Block 1, of TENTH ADDITION TO RICHMOND HEIGHTS ESTATES, according to the Plat thereof, as recorded in Plat Book 94, at Page 42, of the Public Records of Miami-Dade County, Florida.

Containing 14,210 Square feet or 0.33 Acres more or less by calculations.

Folio: 3050190140220

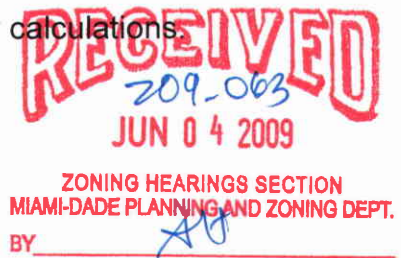
AND

Parcel 5:

Lot 58, of Block 1, of TENTH ADDITION TO RICHMOND HEIGHTS ESTATES, according to the Plat thereof, as recorded in Plat Book 94, at Page 42, of the Public Records of Miami-Dade County, Florida.

Containing 9,734 Square feet or 0.22 Acres more or less by calculations.

Folio: 3050190140230



More particularly described by Metes and Bounds as follows:

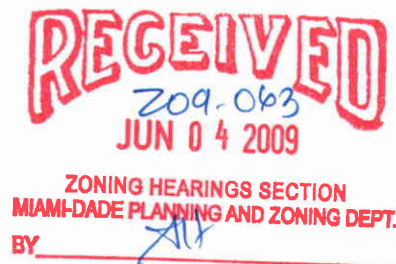
A portion of Block 59, of RICHMOND HEIGHTS, according to the Plat thereof, as recorded in Plat Book 50, at Page 19 of the Public Records of Miami-Dade County, Florida and all of Lots 57 and 58, of Block 1, of TENTH ADDITION TO RICHMOND HEIGHTS ESTATES, according to the Plat thereof, as recorded in Plat Book 94, at Page 42, of the Public Records of Miami-Dade County, Florida;

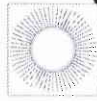
Beginning at the Northwest corner of Block 59 of RICHMOND HEIGHTS, as recorded in Plat Book 50, at Page 19; thence N89°28'44"E, along the north boundary line of said Block 59, a distance of 410.55 feet to the southwest corner

of Lot 58, Block 1 of TENTH ADDITION TO RICHMOND HEIGHTS ESTATES as recorded in Plat Book 94, at Page 42; thence N18°01'55"E, along the westerly radial line of said Lot 58 a distance of 150.30 feet to the northwest corner of said Lot 58, being a point on the following described curve; thence along a circular curve concave to the Southwest having for its elements a radius 720.00 feet, a central angle of 8°10'11" and an arc distance of 102.66 feet to the northwest corner of Lot 57 of the aforesaid Block 1; thence S63°47'54"E, along the northerly boundary line of said Lot 57, a distance of 145.42 feet to the northeast corner of said lot 57; thence S26°12'06"W, along the easterly boundary line of said Lot 57, a distance of 42.12 feet to the southeast corner of said Lot 57, also being the northeast corner of Block 59 of RICHMOND HEIGHTS, as recorded in Plat Book 50, at Page 19; thence S00°41'31"W, along the east boundary line of said Block 59, a distance of 678.23 feet to the southeast corner of said Lot 59; thence S89°19'21"W, along the south boundary line of said Block 59, a distance of 640.30 feet to a point of curvature; thence along a circular curve concave to the Northeast, having for its elements a radius of 25.00 feet, a central angle of 91°31'59" and an arc distance of 39.94 feet to the point of tangency; thence N00°51'20"E, along the west boundary line of said Block 59 a distance of 139.38 feet; thence N89°19'21"E, along a line 165 feet North and parallel with the south boundary line of said Block 59, a distance of 175.06 feet; thence N00°51'20"E, along a line 175 feet East and parallel with the west boundary line of said Block 59, a distance of 410.15 feet; thence S89°19'21"W, along a line 575 feet North and parallel with the South boundary line of said Block 59, a distance of 175.06 feet; thence N00°51'20"E, along the west boundary line of Block 59, a distance of 104.89 feet to the Point of Beginning.

Containing 403,517 Square feet or 9.26 Acres more or less by calculations.

*Note: Legal Description taken from survey prepared by J. Bonfill & Associates, Inc. project number 09-0066.





JUDSON ARCHITECTURE INC
ARCHITECTS • PLANNERS • INTERIOR DESIGN

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AD

Zoning Hearing Application # **Z09-051**
for
Second Baptist Church of Richmond Heights
AND
SBC COMMUNITY DEVELOPMENT CORPORATION OF
RICHMOND HEIGHTS

Attachment "A"
Legal Description

Parcel 1:

West 310 feet of Tract 59 of RICHMOND HEIGHTS, according to the plat thereof recorded in Plat Book 50 at Page 19 of the Public Records of Miami-Dade County, Florida.

LESS:

The North 410 feet of the South 575 feet of the West 175 feet of Tract 59 of RICHMOND HEIGHTS, according to the Plat thereof recorded in plat Book 50 at Page 19 of the Public Records of Miami-Dade County, Florida.

Containing 138,766 Square Feet or 3.19 Acres more or less by calculations.

Folio: 3050190017835

AND

Parcel 2:

The South 350 feet of the West 250 feet of the East 350 feet of Block 59, of RICHMOND HEIGHTS, according to the Plat thereof, as recorded in Plat Book 50, at Page 19 of the Public Records of Miami-Dade County, Florida.

Containing 87,531 Square feet or 2.01 Acres more or less by calculations.

Folio: 3050190017832

AND

Parcel 3:

Block 59 less the South 350 feet of the West 250 feet of the East 350 feet thereof, of RICHMOND HEIGHTS, according to the Plat thereof, as recorded in Plat Book 50, at Page 19 of the Public Records of Miami-Dade County, Florida.

Containing 153,276 Square feet or 3.52 Acres more or less by calculations.

Folio: 3050190017831



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ARCHITECTS • PLANNERS • INTERIOR DESIGN

Z09-051

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY AB

AND

Parcel 4:

Lot 57, of Block 1, of TENTH ADDITION TO RICHMOND HEIGHTS ESTATES, according to the Plat thereof, as recorded in Plat Book 94, at Page 42, of the Public Records of Miami-Dade County, Florida.

Containing 14,203 Square feet or 0.33 Acres more or less by calculations.

Folio: 3050190140220

AND

Parcel 5:

Lot 58, of Block 1, of TENTH ADDITION TO RICHMOND HEIGHTS ESTATES, according to the Plat thereof, as recorded in Plat Book 94, at Page 42, of the Public Records of Miami-Dade County, Florida.

Containing 9,728 Square feet or 0.22 Acres more or less by calculations.

Folio: 3050190140230

Parcels 1-5 more particularly described as follows:

A portion of Block 59, of RICHMOND HEIGHTS, according to the Plat thereof, as recorded in Plat Book 50, at Page 19 of the Public Records of Miami-Dade County, Florida and all of Lots 57 and 58, of Block 1, of TENTH ADDITION TO RICHMOND HEIGHTS ESTATES, according to the Plat thereof, as recorded in Plat Book 94, at Page 42, of the Public Records of Miami-Dade County, Florida;

Beginning at the Southeast corner of Block 59; thence S89°%D19'21"W along the South boundary line of said Block 59 a distance of 640.30 feet to a point of curvature; thence along a circular curve concave to the Northeast having for its elements a radius of 25.00 feet, a central angle of 91°%D31'59" and an arc distance of 39.94 feet; thence N00°%D51'20"E along the West boundary line of said Block 59 a distance of 139.38 feet; thence N89°%D19'21"E a distance of 175.06 feet; thence N00°%D51'20"E along a line 175.00 feet East and parallel with the West boundary line of said Block 59 a distance of 410.15 feet; thence S89°%D19'21"W along a line North and parallel with the South boundary line of said Block 59 a distance of 175.06 feet; thence N00°%D51'20"E along the West boundary line of Block 59 a distance of 104.89 feet to the Northwest corner of said Block 59; thence N89°%D28'44"E along the North boundary line of Block 59 a distance of 410.55 feet to the Southwest corner of said Lot 58, Block 1 of said TENTH ADDITION TO RICHMOND HEIGHTS ESTATES; thence N18°%D01'55"E along the Westerly line of said Lot 58 a distance of 150.30 feet to the Northwesterly corner of Lot 58, Block 1 being a radial point of the following curvature; thence along a circular curve concave to the Southwest having for its elements a radius 720.00 feet, a central angle of 88°%D10'11" and an arc distance of 102.66 feet to the Northwesterly corner of Lot 57, Block 1; thence S63°%D47'54"E along the Northerly boundary line of Lot 57 a distance of 145.42 feet; thence S26°%D12'06"W along the Easterly boundary line of Lot 57, Block 1 a distance of 42.12 feet; thence S00°%D41'31"W along the East boundary line of said Block 59 a distance of 678.23 feet to the Point of Beginning.

Containing 403,517 Square feet or 9.26 Acres more or less by calculations.



JUDSON ARCHITECTURE INC
ARCHITECTS • PLANNERS • INTERIOR DESIGN

Zoning Hearing Application
for
Second Baptist Church of Richmond Heights

Attachment "B"
Date Property was Acquired

Folio #30-5019-014-0220

Address: Lot 57 on SW 142nd Lane
Date Acquired: July 1988

Folio #30-5019-014-0230

Address: Lot 58 on SW 142nd Lane
Date Acquired: July 1988

Folio #30-5019-001-7831

Address: 11001 Pinkston Drive
Date Acquired: Owned since 1965

Folio #30-5019-001-7832

Address: 11111 Pinkston Drive
Date Acquired: Owned since 1965

Folio #30-5019-001-7835

Address: 11010 Pinkston Drive
Date Acquired: Awaiting receipt of deed from Miami-Dade County- OCED





Zoning Hearing Application
for
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Attachment "C"
Description of Structures

Building 1A – Existing Sanctuary / Proposed Youth Ministry Chapel

Size: 5,000 sq. ft.
Height: 1 story
Construction: C.B.S.
Existing Use: 400-seat Sanctuary with auxiliary administrative offices
Proposed Use: 400-seat Youth Worship Center, which will also accommodate smaller events such as weddings, funerals, conferences concerts, etc.; with auxiliary Youth Ministry offices

Building 1B – Existing Fellowship Hall

Size: 10,150 sq. ft.
Height: 1 story
Construction: C.B.S.
Existing Use: Multi-purpose, which currently accommodates aftercare, Sunday school, Bible study and various gatherings
Proposed Use: Existing use to remain

Building 2 – Existing Children's Learning Center

Size: 7,448 sq. ft.
Height: 1 story
Construction: C.B.S.
Existing Use: Daycare, children's Sunday school and Bible study classes
Proposed Use: Existing use to remain



Building 3 – Existing Old Sanctuary / Proposed Admin. Center

Size: 4,915 sq. ft.
Height: 1 story
Construction: C.B.S.
Existing Use: Administrative offices, Sunday school and Bible study
Proposed Use: Administrative offices

Building 4 – Existing Water Tower Building / Proposed Arts Center

Size: 5,020 sq. ft.
Height: 1 story
Construction: C.B.S.
Existing Use: Multi-purpose youth room, storage, arts and crafts, and dance/aerobic classes
Proposed Use: Dance/aerobic classes, black-box theater, administrative offices and property maintenance staff and storage

Building 5 – Proposed Worship Center

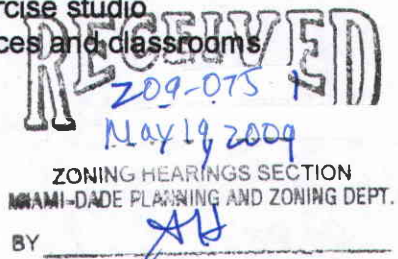
Size: 45,128 sq. ft.
Height: 2 stories
Construction: C.B.S.
Proposed Use: 1201-seat Sanctuary with auxiliary nursery and administrative offices

Building 6 – Proposed Family Life Center

Size: 29,159 sq. ft.
Height: 2 stories
Construction: C.B.S.
Proposed Use: Mixed-use with gymnasium, track, exercise studio, multi-purpose room, administrative offices and classrooms

Building 7 – Proposed Senior Citizen Apartments

Size: 60,233 sq. ft.
Height: 3 stories
Construction: C.B.S.
Proposed Use: (79) 1- and 2-bedroom apartments for senior citizens



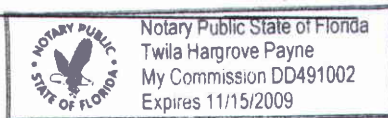
ACKNOWLEDGEMENT BY APPLICANT

1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. Any covenant to be proffered must be submitted to the Department's Legal Advisor, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to Legal Advisor must carry a cover letter indicating subject matter, application number and hearing date. Legal Advisor may be reached at (305) 375-3075

Alphonso Jackson, Sr.
(Applicant's Signature)
Alphonso Jackson, Sr.
(Print Name of Applicant)

My commission expires _____

State of: _____



Sworn to and subscribed before me on the

2 Day of April, 2009

Affiant is personally known to me or has produced _____ as identification.

Twila H. Payne
(Notary Public's Signature)

Twila H. Payne
Print Name

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *JD*

ACKNOWLEDGEMENT BY APPLICANT

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Alpha Jackson, Sr.
(Applicant's Signature)

Alpha Jackson, Sr.
(Print Name of Applicant)

Sworn to and subscribed before me on the

2 Day of April, 2009

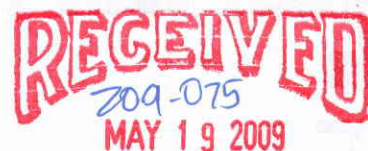
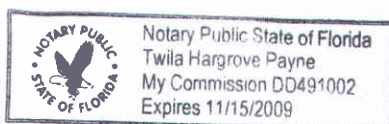
Affiant is personally known to me or has produced
as identification.

Twila Hargrove Payne
(Notary Public's Signature)

Twila Hargrove Payne
Print Name

My commission expires _____

State of: _____



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *Alt*

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF Florida Public Hearing No. _____
COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Alphonso Jackson, Sr.
_____ hereinafter the Affiant(s), who being first duly
sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the Corporation, with the following address:
1111 Pinkston Dr. Miami, FL 33176
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:
See Attachment "A"
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Mark D. Delkine
Signature

Mark D. Delkine
Print Name

Christine M. Delkine
Signature

Christine M. Delkine
Print Name

Alphonso Jackson, Sr.
Affiant's signature
Alphonso Jackson, Sr.
Print Name

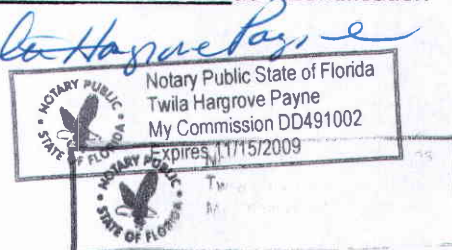
Sworn to and subscribed before me on the 2 day of April 20 09.

Affiant is personally known to me, or has produced _____ as identification

Notary

(Stamp/Seal)

Commission Expires:



[L:\forms\afficorp.sam (1/04)]

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY Ad

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF Florida Public Hearing No. _____
COUNTY OF Miami Dade

Before me, the undersigned authority, personally appeared Alphonso Jackson, Sr.
_____ hereinafter the Affiant(s), who being first duly
sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the Corporation, with the following address:
11111 Pinkston Dr. Miami, FL
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:
See Attachment A
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

[Signature]
Signature

Mark D. Volcan
Print Name

[Signature]
Signature

Ceraldine M. Bell
Print Name

[Signature]
Affiant's signature

Alphonso Jackson, Sr.
Print Name

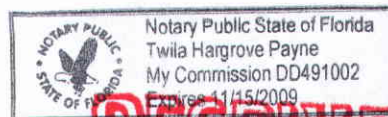
Sworn to and subscribed before me on the 2 day of April 2009

Affiant is personally known to me or has produced _____ as identification

Notary Twila Hargrove Payne

(Stamp/Seal)

Commission Expires:



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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY [Signature]

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the ☐ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing.

Signature

Signature

Sworn to and subscribed to before me
this _____ day of _____.

Notary Public: _____
Commission Expires: _____

CORPORATION AFFIDAVIT

(I)(WE), Alphonso Jackson Sr., being first duly sworn, depose and say that (I am)(we are) the ☒ President ☐ Vice-President ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☐ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____

Alphonso Jackson Sr.
Authorized Signature

Office Held

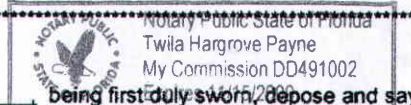
(Corp. Seal)

Sworn to and subscribed to before me
this 2 day of April, 2009.

Notary Public: Twila Hargrove Payne
Commission Expires: _____

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the ☐ owner ☐ tenant of the property described herein which is the subject matter of the proposed hearing.



(Name of Partnership)

By _____ %

By _____ %

By _____ %

By _____ %

Sworn to and subscribed to before me
this _____ day of _____.

Notary Public: _____
Commission Expires: _____

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Sworn to and subscribed to before me
this _____ day of _____.

Notary Public: _____
Commission Expires: _____

Signature

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209-075
MAY 19 2009

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY jit

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the ☐ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing.

Signature

Signature

Sworn to and subscribed to before me
this _____ day of _____.

Notary Public: _____
Commission Expires: _____

CORPORATION AFFIDAVIT

(I)(WE), Alfonso Jackson, Sr., being first duly sworn, depose and say that (I am)(we are) the ☒ President ☐ Vice-President ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☒ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____

Alfonso Jackson, Sr.
Authorized Signature
President

Office Held

(Corp. Seal)

Sworn to and subscribed to before me
this 2 day of April, 2009.

Notary Public: Twila Hargrove Payne
Commission Expires: 11/15/2009

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the ☐ owner ☐ tenant of the property described herein which is the subject matter of the proposed hearing.

(Name of Partnership)

By _____ %

By _____ %

By _____ %

By _____ %

Sworn to and subscribed to before me
this _____ day of _____.

Notary Public: _____
Commission Expires: _____

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Signature

Sworn to and subscribed to before me
this _____ day of _____.

Notary Public: _____
Commission Expires: _____

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY AT

DISCLOSURE OF INTEREST* # Z09-075

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME:

SBC COMMUNITY DEVELOPMENT CORPORATION OF RICHMOND HEIGHTS, INC.

NAME AND ADDRESS

11111Pinkston Dr. Miami. Fl 33176

Percentage of Stock

N/A-Non-Profit

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

NAME AND ADDRESS

Percentage of Interest

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS Percentage of Ownership

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JS

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests]. NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable) Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Alphonso Jackson, Sr.
ALPHONSO JACKSON, SR., Pres.

Sworn to and subscribed before me this 18 day of May, 2008 Affiant is personally know to me or has produced _____ as identification.

[Signature]
(Notary Public)
My commission expires: April 6, 2013 Seal



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY [Signature]

DISCLOSURE OF INTEREST Z2009000075

SBC COMMUNITY DEVELOPMENT CORPORATION OF RICHMOND HEIGHTS, INC.
BOARD OF DIRECTORS (Not for Profit)

Edward Brown
18034 SW 83rd Court
Miami, Florida 33157

Clarence Cryer, Sr.
18680 SW 200 Street
Miami, Florida 33187

Donald Hollis, Sr.
14820 Louis Street
Miami, Florida 33176

Dr. Clarence Jones
15151 SW 254th Street
Miami, FL 33031

McKenzie Moore
14800 Harrison Street
Miami, FL 33176

Twila Payne
11111 Pinkston Dr.
Miami, FL 33176

David Robinson
10200 SW 140th Street
Miami, FL 33176

Jonathan B. Sharon
11430 SW 115 Lane
Miami, FL 33176

Rashad Stinson
11303 SW 107th Avenue
Miami, Florida 33176

Robert Stinson
11303 SW 107th Avenue
Miami, Florida 33176

Clyde Young
12805 SW 103rd Court
Miami, Florida 33176

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY XB

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Second Baptist Church of Richmond Heights, Inc.

NAME AND ADDRESS

Percentage of Stock

(Non-Profit)

N/A

11111 Pinckston Drive Miami, FL 33176

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

NAME AND ADDRESS

Percentage of Interest

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS

Percentage of Ownership

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. (Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

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**ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.**

BY 2/29

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

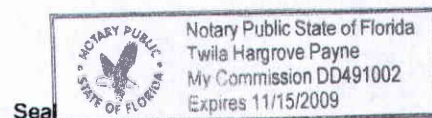
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 2 day of April, 2009. Affiant is personally know to me or has produced _____ as identification.

Twila Hargrove Payne
(Notary Public)

My commission expires: _____



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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MAY 19 2009

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

DISCLOSURE OF INTEREST Z2009000075

Second Baptist Church-Board of Trustees (Not for Profit)

ANTHONY ADAMS
15330 SW 143 St.
Miami, Fl 33186

EDWARD BROWN
18034 SW 83rd Court
Miami, Fl 33157

CYNDIA CLARKE
11525 SW 133rd Terr.
Miami, Fl 33176

LINETTE COLEMAN
14954 SW 168th Terr.
Miami, Fl 33187

MARIE DESHOMMES
12105 SW 189th Street
Miami, Fl 33177

REV. ALPHONSO JACKSON, SR.
15201 SW 167th Street
Miami, Fl 33187

DIANNE JENKINS
15848 SW 146th Terr.
Miami, Fl 33196

HAROLD PAYNE
12811 SW 147th Lane Rd.
Miami, Fl 33186

RICHARD REESE
22550 SW 179th Pl
Miami, Fl 33170

ANITA THOMPSON
9201 SW 130th St
Miami, Fl 33176

CLYDE YOUNG
12805 SW 103rd Terr
Miami, Fl 33176



DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Children's Learning Center of Richmond Heights, IN.

NAME AND ADDRESS

Percentage of Stock

(See Attachment)

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY AB

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS

Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS

Percent of Ownership

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

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OCT 28 2009

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AL

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *For Anthony Jackson Sr.*
(Applicant)

Sworn to and subscribed before me this 26 day of October, 2009. Affiant is personally known to me or has produced personally known to as identification.

Mecalia Paul
(Notary Public)



My commission expires 3.5.13

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

DISCLOSURE OF INTEREST Z2009000075

CHILDREN LEARNING CENTER BOARD OF DIRECTORS (Not for Profit)

Rev. Alphonso Jackson
15201 SW 167th Street
Miami, Fl 33187

Dr. Linette Coleman
14954 SW 168th Terr.
Miami, Fl 33187

Dr. Wylamerle Marshall
13900 Harrison St.
Miami, Fl 33176

Marie Deshommes
12105 SW 189th Street
Miami, Fl 33177

Twila H. Payne, Esq.
12811 SW 147th Lane Rd.
Miami, Fl 33186

Shirley Webb
21651 SW 127th St.
Miami, Fl 33176

Dr. Pauline Young
12805 SW 103rd Court
Miami, Florida 33176

Pamela Brown
18034 SW 83rd Court
Miami, Florida 33157

Priscilla McKinnon
10740 SW 146th St.
Miami, Fl 33176

Dorothy Thomas
17000 SW 108th St.
Miami, Fl 33157

Vassie Green
17000 SW 108th St.
Miami, Fl 33157

Thelma Ferguson
122680 SW 144th Ter.
Miami, Fl 33186

Felix Harris
17731 SW 109th Ave.
Miami, Fl 33157

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AB

Instrument Prepared by and Return To:
Terrence Smith, Assistant County Attorney
Miami-Dade County
111 NW 1 Street, 28th FL
Miami, FL 33128

Folio No. 30-5019-001-7835

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AT

QUIT CLAIM DEED

THIS INDENTURE, made this 25th day of June, 2008, by and between **MDHA DEVELOPMENT CORPORATION**, a not-for-profit corporation, party of the first part, whose address is 7483 SW 24 AVE Miami Florida 33155 and **SBC COMMUNITY DEVELOPMENT CORPORATION OF RICHMOND HEIGHTS, INC.** a Florida Non Profit Corporation, party of the second part, whose address is 11111 Pinkston Drive, Miami, Florida, 33176

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby release and forever quit claim unto the party of the second part, and its successors in interest, all the right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

W310 feet of Tract 59 of Richmond Heights, according to the Plat thereof recorded in Plat book 50 at page 19 of the Public records of Miami-Dade County Florida
Less

The north 410 feet of the south 575 feet of the west 175 feet of Tract 59 of Richmond Heights, according to the Plat thereof recorded in Plat Book 50 at page 19 of the Public Records of Miami-Dade County, Florida.

Subject to the following restriction:

In the event that the party of the second part ceases to exist de facto and de jure or in the event the Property has not been substantially developed within five (5) Years from the date of this conveyance as an affordable rental housing development, then fee simple title to said Property shall automatically revert to Miami Dade County, a political subdivision of the State of Florida, which conveyed the Property to MDHA Development Corporation, party of the first part, on December 8, 2003 via County Deed recorded in Official Record Book 21881 Page 2616 of the public records of Miami-Dade County, Florida.

In the event the party of the second part, its successors or assigns, shall violate or otherwise fail to comply with any of the restrictions and covenants set forth herein, the party of the second part, its successors or assigns, shall correct or cure the default/violation within (30) days of notification of the default by the party of the first part. If the party of the second part, its successors or assigns, fails to remedy the default within thirty (30) days, the party of the first part shall have the right to re-enter and take possession of the property and to terminate and revert in the party of the first part the estate conveyed by this Deed to the party of the second part, its successors or assigns, and by such reverter to Miami-Dade County, shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever; provided, that any such right of re-entry shall always be subjected to and limited by, and shall not defeat, render invalid, or limit any way the lien of any valid mortgage or Deed or Trust permitted by this Deed.

Upon completion of the constructed housing the party of the second part, its successors and

assigns, shall provide Miami-Dade County with a copy of the Certificate of Occupancy for the constructed housing. The property cannot be transferred prior to obtaining the Certificate of Occupancy of the home(s) without the prior written permission of Miami-Dade County. Upon receiving the Certificate of Occupancy and proof of compliance with all the deed restrictions listed above, the party of the first part shall furnish the party of the second part an appropriate instrument acknowledging satisfaction with all deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

The party of the second part, its successors or assigns, covenants to maintain the housing constructed on the property as affordable housing for at least _____ (____) years from the date of first occupancy, and any deed of conveyance of the completed housing shall contain a restriction stating that the property shall remain as affordable housing for the requisite number of remaining years left on this restriction.

IN WITNESS WHEREOF, the said party of the first part, has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested and
delivered in our presence:

Name of Corporation

Norma E Mora

Witness

NORMA E MORA

Printed Name

Yusimi Gonzalez

Witness

YUSIMI GONZALEZ

Printed Name

NEVADA
STATE OF FLORIDA }
CLARK
COUNTY OF MIAMI-DADE }

Alben Duffie

By: President

(Corporate Seal)

Alben Duffie

Printed Name

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MAY 19 2009

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY AD

I HEREBY CERTIFY, that on this 24th day of JUNE, 2008, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ALBEN KIRK DUFFIE personally known to me, or proven, by producing the following identification: DRIVER LICENSE to be the President of, _____, a Florida not-for-profit corporation under the laws of the State of Florida, and in whose name the foregoing Instrument is executed and that said officer(s) severally acknowledged before me that they executed said Instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

Yusimi Gonzalez
Notary Signature

YUSIMI GONZALEZ
Printed: Notary Name

NOTARY SEAL / STAMP



OF NEVADA
Notary Public, State of ~~Florida~~

My commission expires: APR 28, 2010

Commission/Serial No: 06-107564-1

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**ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.**

BY AK